

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters 1125 N. Military Ave., P.O. Box 10448 Green Bay, Wisconsin 54307-0448 Telephone 920-492-5800 FAX 920-492-5913 TTY 920-492-5912

May 9, 2001

Amore's Heavy Wrecking Service Mr. Doug Amore 239 Smith Avenue Oconto, WI 54153

SUBJECT:

Case Closure of Amore's Heavy Wrecking Service,

239 Smith Avenue, Oconto, Wisconsin

WDNR BRRTS #03-43-000494

Dear Mr. Amore:

On May 22, 1998, your request for closure of the case described above was reviewed by the Wisconsin Department of Natural Resources NER Region Closure Committee. This committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, it appears at this time the site has been investigated and remediated to the extent practicable under current site conditions and that the signed groundwater use restriction, monitoring well abandonment forms and the soil disposal documentation have been received. Your case has been closed under s. NR 726.05, Wis. Adm. Code on April 24, 2001.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5871.

Sincerely

Scott C. Miller Hydrogeologist

Bureau for Remediation & Redevelopment

cc: Dennis Griel, ECCI, P.O. Box 11417, Green Bay, WI 54307-1417



Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re:

Part of government Lot three (3), Section Twenty-four (24), Township Twenty-eight (28) North, Range Twenty-one (21) east, more particularly described as follows:

Commencing at the intersection of the East line of Smith Avenue and the North line of Gale street; thence Northerly on the East line of Smith Avenue Eighty-four and Four Tenths (84.4) feet; thence South Sixty-five (65) Degrees, Forty-five (45') Minutes East parallel with the North line of Gale, One Hundred thirty-six and Ten Hundredths (136.10) feet; thence Southerly eighty-six and Five Tenths (86.5) feet to a point on the North line of Gale Street, One Hundred Forty-three and Seven

VOL 836 PAGE 893

AT // O'CLOCK A M

APR 12 2001

LORALEE LASLEY REGISTER OF DEEDS OCONTO COUNTY, WI

Recording Area

Name and Return Address Amore's heavy Wrecking Doug Amore 239 Smith Avenue Oconto, WI 54153

160

Parcel Identification Number (PIN)

Tenths (143.7) feet from the place of beginning; thence North Sixty-five (65°) Degrees, Forty-five (45') Minutes West One Hundred Forty-three and Seven tenths (143.7) feet to the place of beginning; all in the City of Oconto, County of Oconto and State of Wisconsin.

STATE OF WISCONSIN)	
)	SS
COUNTY OF OCONTO)	

WHEREAS, Douglas J. Amore and Eileen Amore husband and wife, as joint tenants, are the owners of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140 Wis. Adm. Code enforcement standards existed on this property at Monitoring Well 3 (MW-3) and at Monitoring Well 3A (MW-3A). MW-3 had a napthalene concentration of 552 micrograms per liter (ug/l) when sampled on May 5, 1994 and MW-3A had a benzene concentration of 98 ug/l, a toluene concentration of 1,100 ug/l, an ethylbenzene concentration of 2,200 ug/l, and a xylene concentration of 14,700 ug/l when sampled on September 30, 1997. Monitoring well locations are noted on Figure 1, hereby attached and made a part of this document.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or it successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to

a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by Environmental Compliance Consultants, Inc.

Notary Public, State of 111

6-02-02

My commission

October WILLIAM C. GROWNDEN and VIOLET L his wife

DOUGLAS J. AMORE and ETLEEN AMORE

bushend and wife, as joint tenants, parties of the second part.

Witnesseth, That the said part 100 of the first part, for and in consideration of the sum of Sixteen Thousand (\$16,000.00) - - - - - - - - - - - - Dollers, them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, here given, granted, bargained, sold remised, telegred, allened, convered and confirmed, and by these presents do give, grant, bargain, sell, temise, release, allen, convey and confirm unto the said parties of the second part, as joint tenants, the following described real estate situated in the County of Ocento . Wisconsia, to-wit: Oconto.

Part of Government Lot Three (3), Section Twenty-four (24), Township Twentyeight (28) North, Range Twenty-one (21) East, more particularly described as follows

Commencing at the intersection of the East line of Smith Avenue and the North line of Gale Street; thence Northerly on the East line of Smith Avenue Eighty-four and Four Tenths (84.4) feet; thence South Sixty-five (65) Degrees, Forty-five (45') Minutes East perallel with the North line of Gale, One Ht Ared Thirty-six and Ten Hundredths (136.10) feet; thence Southerly Eighty-Six and Five Tenths (86.5) fast to a point on the North line of Gale Street, One Hundred Forty-three and Seven Tenths (143.7) feet from the place of beginning; thence North Sixty-five (650) Degrees, Forty-five (451) Minutes West One Hundred Fortythree and Seven Tenths (143.7) feet to the place of beginning; all in the City of Oconto, County of Oconto and State of Wisconsin.

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Captibit, with all and singular the hereditaments and separtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whetherer, of the said part of the first part, either in isw or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

Co Drbs and is bolb, the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, as joint tenants.

And the Sale, William C. Gammandan and Violet L. Gammandan beirs, executors and administrators, coresent, grant, bergala and agree to and with the said parties of the second part, and to and with the survivor of them, his or her heirs and unigns, that at the time of the ensealing and delivery of well seized of the pression above described,

m of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bergained premises, in the quiet and pescenble possession of the said parties of the second part, as joint tenents, against all and every person or persons lawfully claiming the whole or any will forever WARRANT AND DEFEND. pert thereof

In Whitness Whetest, the said part ion of the first part he ve hereunto set their hand day of October , 19 72 . this 26th

(Seal) Stened, Sealed and Delivered in Presence of William C. Comuenden holit J. Demuladen 1800) Violet L. Gemuenden MICHIGAN

County. Menominee

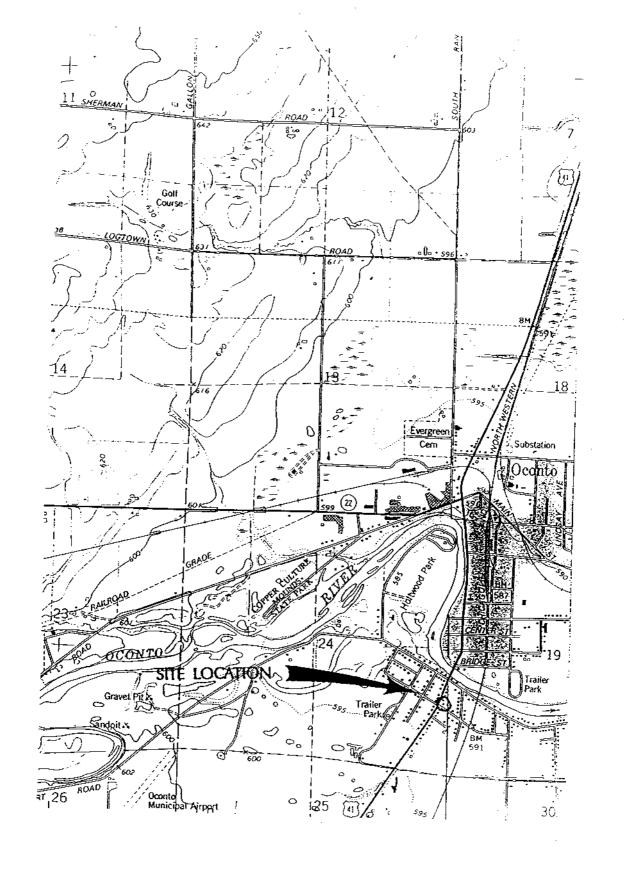
.19 72 . before On this the 26th October , the undersigned officer, personally a Notary Public william C. Gemuenden and Violet L. Ge mitenden (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and schnowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Michigan County, Widenessis. Notary Public. Manominee

My Commission expires July 18 . 19 76 .

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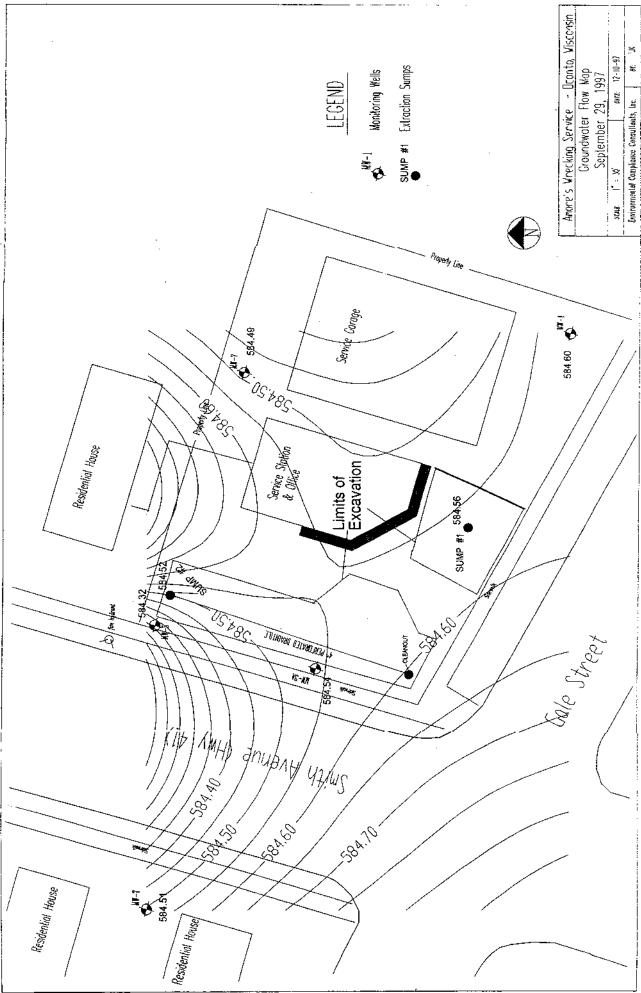


NOTE: Taken from the
Oconto West, Wisconsin (1974)
7.5-Minute USGS
Topographic Maps



	Amore's Wrea	king Service - Ocon	to, Wiscons <i>i</i> n
		FIGURE 1	
<u>-</u>	SITE	LOCATION	MAP
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SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - SUMP #2

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p-Isopropyltoluene) (3)	Д Ш	43.6	9.6	v.1.0	па	na	na	na	na L	n n	eu	⊒a □	
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3.6

100/10 200/40 15/1.5 NE

1,1,1-Trichloroethane

Dissolved Pb

Styrene

= Reported by Enviroscan as X xylene and Styrene

Bold numbers = Exceedence of NR140,10 PAL D = datected, but below method detection limit # = Reported by Enviroscan as m.& p. Xylene

not present above lab method detection limits.

Notes,

NE - No established standard

Shaded numbers = Exceedence of NR 140.10 ES

na = Not analyzed

AMORE'S WRECKING SERVICE

		09/30/97	Duplicate	36 38	1100	C08.	
V-3A		07/31/97		091			
L RESULTS - MV	MW-3A	12/03/96	Duplicate	150 140	870	1800 1900	8300
TER ANALYTICA	12 San & San	05/15/96	Duplicate	26 28	930 960		9000 9200
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS - MW-3A	100 K 100 K	04/18/96	Duplicate	<30 <30		096 000#	16500 16800
SUMMARY		Date	Parameter Units ES/PAL	Benzene ug/l 5/.5) (jan	Ethyl-benzene ug/l //00/140	Total Xylenes ug/l 620/124

	100 KOCK	CEM18 6 4	MVV-3A			
	Ö4/18/9 6	05/15/96	12/03/96	76/18//20	26/30/60	
PAL	Duplicate	Duplicate	Duplicate		Duplicate	
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.3,5- Trimethylbenzene .2,4- Trìmethylbenzene

MTBE

Nitrate + Nitrite

Sulfate

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p-Isopropylbenzene sopropylbenzane

n-Propy/benzene

Naphthalene

Celsius

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ert-Butylbenzene sec-Butylbanzna

n-Butylbenzene

Temperature

Dissolved Oxyga

Alkalinity

lron, total

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100/10 200/40 15/1,5 NE

1,1,1-Trichloroethane

Styrene

Dissolved Pb

ND = Not detected above laboratory method detaction limit

Shaded numbers = Exceedence of NR:140.10 ES

NA = Not analyzed

NE = No established standard

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04/17/91

ES/PAL

Parameter

Date

Benzene Toluene

%°°° ₹

7,4

Duplicate

50.0

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099

8 106

7.0

7.5

60/12

3.5

100

1,2,4- Trimethy/benzene 1.3.5. Trimethylbenzene

MTBE

4,8

발발빌 및

mg/L ⊒/gu ĝ mg/L mg/L

Ntrate + Nithte

Sulfate

Iron, total

Alkalinity

10.0

5.0

8

<2.0 0.15 0.15 <2.0 <u>۲</u> 41.0

343/68.6 700/140 620/124

> Ethyl-benzene Total Xylenes

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<0.34

<0.34

37

33

70/

210

0.7

240

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5.6 89 33.8 3,6 3,6 7.47

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Dissolved Oxygen

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ert-Butylbenzene

n-Butylbenzene Temperature

sec-Butylbenzne

5.8 3.8 63.6

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<3.6

100/10 200/40 15/1.5 NE

1.1.1-Trichioroethane

Styrene

Dissolved Pb

n-Propy/benzene

Naphthalene

 * not detected above lab method detection limits
 NE * No established standard Shaded numbers = Exceedence of NR 140.10 ES Bold numbers # Exceedence of NR140:10. PAI

Notes:

na = Not analyzed

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sopropylbenzene p-Isopropyltoluene <4.7

40/8 Ä

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1,3,5- Trimethyl Sulfate Nitrate + Ni Iron, total Alkalinity Dissolved Ox

2.4. Trimethyl

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						MW	3 (Removed	MW-3 (Removed during remedial excevation)	l excevation)				
Date			02/15/91	05/07/91	07/29/91	05/05/94	11/10/94		76/18/20				i
Parameter	Units	ES/PAL							C (1)		1	_	i
Benzens	/ōn	5/5	3	99	ВU	<10,0	<10.0		4.3		4	_	1
Toluene	<u> </u>	343/68.6	81	180	**	3871	. F43		0.46		•		
Ethyl-benzana	760	700/140	64	252	na	0291	1460	آ نــــ	4				
Total Xylenes	ď	620/124	402	***************************************	na	8180	3838	17.00	2.3				
MTBE	l/6n	60/12	<1.5	<u>د</u> 2	Па	×100	<40.0		0.27				
.4. Trimethylbenzene	Fbn	<u>"</u>	79	278	ПаП	1670	1980		1.7	507	4	_	
,5- Trimethylbenzene	1,011	2	71	36	na	336	409		<0,34			_	
Sullate	mg/L	<u>ա</u> 2	มล	นล	na	138	Пa		240	3	シレガス	_	
Nifrate + Nifrite	mg/L	뿔	na	na	ED.	rd C	g		0.22	र् ७	1.90	_	
Iron, total)g	2	вц	Ę	Па	Eu			6100	<u>,</u>	1,71,0	_	
Alkalinity	Tigg.	쀨	na	8	Eu	נים	80		340				
Dissolved Oxygen	7).BL		Па	na	na	an	en en		6.0		_		
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r Temperature	Celsius		па	па	E	na	E		17		_		
n-Butylbenzene	rgu	뷫	71	175	eu	126	EL		EU				
tert-Bulylbenzene	Š	Щ	99	278	ā	<50.0	na	_	_ BU		_		
sec-Bulylbenzne	Į/Đn	iii Z	46	4.8	ā	<50,0	na		na				
Isopropylbenzene	Tôn	Ш Z	25	13	nia	60.2	200	-	60			~,	
o-(sopropylloluene	∦gu	¥	8, 6,	43.6	na	<50,0	น		ec	(<u> </u>	
Naphthalene	E G	60.05 80.05	1.80	8	B	64	Гра		BU	ر او	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
n-Propylbenzene	(Bn	뿔	S		E.	189	<u>a</u>		٤		\ - -		
Styrene	∫ĝ,	100/10	3,50	43,6	ua	##3215	N.	_			<u>\</u>		
1.1-Trichloroethane	ξÔΠ	200/40	A. 4.	4.1.4	Bu	<25.0			. C.		7		
Dissolved Pb	Š	5/13	an	na	4	na	na		6				
020	mg/L	<u></u>	na	na	g.	па	na na		na				

Notes

1,1,1-Trichloroe

From present above lab method detection limits

NE = No established standard

na ≤ Not analyzed

Ν

This sample taken on July 31, 1997 was actually collected from the ē

Sheded numbers = Exceedence of NR 140;10 ES

Bold numbers = Exceedence of NR140:10 PAL

≍ Reported by Enviroscan as X xytens and Styrene # = Reported by Enviroscan as m & p Xylena

